



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Plans and Specifications and Advertisement for Bids for Central City Revitalization Improvements Project - Downtown and Cherokee Lane, and Related Actions

MEETING DATE: November 20, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council:

- approve the plans and specifications for the above project and authorize advertising for bids;
- authorize advertisement for City-furnished items for the project - benches, trash receptacles, flower pots, decorative bollards and fire hydrants;
- approve installation of a four-way stop at the School and Elm streets intersection in conjunction with the Central City Revitalization (CCR) project (modify Traffic Resolution, as appropriate); and
- approve change in direction of one-way alleys east of School Street between Lodi Avenue and Locust Street to eastbound in conjunction with the CCR project (modify Traffic Resolution, as appropriate).

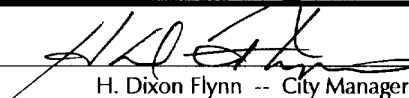
BACKGROUND INFORMATION: The long-awaited plans and specifications for the Central City Revitalization Improvement Project - Downtown and Cherokee Lane are now being presented to the Council for approval. Staff is requesting Council approval on a number of actions, each of which is described below. There are also a number of additional items that will need to be considered over the next few months. These are described at the end of this report in case the Council wishes to provide staff any specific direction on them at this time.

Approve Plans and Specifications and Authorize Advertisement for Bids

The design is in conformance with the modified concept plan and Central City Assessment District Engineers Report previously approved by the City Council. While the project is being bid as one, the bid package is broken down into the following "base bids":

- Downtown - School Street improvements from Lodi Avenue to Locust Street, including new sidewalks, street lights, benches, kiosks, flower pots, trash receptacles, irrigation system, gateway, traffic signal modifications and tree installation
- Downtown - street reconstruction with conventional asphalt concrete paving
- Downtown - street reconstruction with paving stones
- Downtown - Oak Street improvements from Church to Sacramento streets, including new curb returns at Church and Sacramento streets, new trees and street lights, and a pavement overlay

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager

- Downtown - Pine Street improvements from Church to Sacramento streets, including new curb returns at Church and Sacramento streets, new street lights, and a pavement overlay
- Cherokee Lane - new decorative street lights and landscaped median, paint existing traffic signal poles, new storm drain main line and pavement overlay
- Cherokee Lane - new decorative traffic signal poles in lieu of repainting existing poles
- Cherokee Lane - separate bid schedules for frontage improvements at two properties for which the property owner agreed to an increased assessment
- Cherokee Lane - renovation of the existing median south of Delores Street with new trees and landscaping
- Cherokee Lane - installation of two landscaped islands at the north end of the street at Pioneer Drive. (This work requires a Caltrans permit which the City is working on obtaining.)

The specifications include experience requirements relating to the scope of the project and the specialized nature of some of the work. The bids will be opened in late January, allowing ample time for bid preparation during the typical holiday slowdown in office activities. This will not adversely affect the project schedule which calls for completion in fall 1997.

The specifications include various criteria regarding project scheduling on the part of the contractor. The criteria attempt to give the contractor the most flexibility in meeting two opposing goals--one to minimize disruption to individual businesses and the other to keep project costs down. For example, the criteria calls for removal and replacement of curb, gutter and sidewalk on one block, one side at a time, with the exception of the area around the gateway. The street work will be done either block by block, in the case of concrete paving stones, or in two-and-a half block segments if asphalt concrete paving is used. This allows the contractor some flexibility in choosing where to start and whether to work up one side then down the other or side to side. It also allows some flexibility that will be needed to make a decision on the schedule depending on which and if all or just some of the base bids are awarded. In any event, the contractor will be required to prepare a more detailed schedule and keep it updated as the work progresses.

A copy of the plans is available for review in the City Engineer's office in City Hall.

#### City-Furnished Items

The project specifications also include provisions for the City to furnish the Downtown benches, trash receptacles, flower pots, decorative bollards and fire hydrants. By purchasing these specialty items itself, the City will save the contractor's markup and will have direct control over selection rather than relying on interpretations of specifications and possible arguments with the contractor. (The trees for both Downtown and Cherokee Lane are also being furnished, however, they have already been purchased and are being maintained by the suppliers.)

Upon Council approval, staff will obtain bids and return with recommendations for award at the same time or shortly after a recommendation is made on the construction project.

#### Four-Way Stop at School and Elm Streets

The installation of a four-way stop at School and Elm streets is recommended for safety reasons due to the nature of the improvements. The design includes pedestrian "bow-outs" which have the effect of narrowing the width of the street at the intersections, favoring pedestrians over vehicles. This is a key element of the entire design of the Downtown improvements. It also has the side effect of reducing

sight distance for drivers on Elm Street. Since all the other intersections within the project on School Street are controlled by either a traffic signal (Pine Street) or a four-way stop (Oak, Walnut), staff recommends that a four-way stop be installed at Elm Street. The installation would be made as the improvements are completed and the intersection is opened to traffic.

Note that the intersection of Locust and School streets is not receiving the same full bow-out treatment as the Elm and School streets intersection. Staff feels the present two-way stop will function satisfactorily but will monitor the installation.

#### Alley Direction

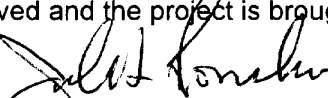
Presently, all the east-west alleys Downtown are one-way westbound. To improve School Street pedestrian safety, minimize the number of signs on School Street and reduce truck traffic on School Street, staff is recommending that all the east-west alleys between Lodi Avenue and Locust Street be one-way away from School Street. This will eliminate the unfriendly "Do Not Enter" signs facing School Street and allow for signing toward public parking lots.

#### Future Items for Consideration

Aside from awarding the construction contract, there are a number of items for which staff will be requesting Council approval over the next few months. They include:

- The material bids described above
- A supplemental contract with Freedman Tung & Bottomley for bidding and contract administration assistance
- A contract with the artist for the gateway grapevine sculpture
- Additional truck traffic turning restrictions in the Downtown area for pedestrian and passenger vehicle convenience and safety
- Revising parking restrictions in the Downtown area to improve access for retail businesses' and customers' convenience
- Design and land-use standards for the Downtown area in conformance with the concept plan
- A possible no-parking zone along the Seventh Day Adventist School frontage on the west side of Cherokee Lane between Kettleman Lane and Poplar Street

**FUNDING:** Funds for this project will be coming from a variety of sources including previously approved property owner assessments and the City's General, Street and Utility funds. A complete breakdown of all the Central City Revitalization Improvement Project costs will be prepared after bids are received and the project is brought back to the City Council for contract award.



Jack L. Ronsko  
Public Works Director

Prepared by Richard C. Prima, Jr., City Engineer  
Attachment

cc: City Attorney  
Purchasing Officer  
Economic Development Coordinator  
Administrative Assistant to the City Manager Haynes  
Streets Superintendent  
Lodi Downtown Business Association  
Central City Revitalization Task Force

RESOLUTION NO. 96-177

A RESOLUTION OF THE LODI CITY COUNCIL  
APPROVING PLANS AND SPECIFICATIONS AND ADVERTISEMENT FOR BIDS  
FOR CENTRAL CITY REVITALIZATION IMPROVEMENT PROJECT - DOWNTOWN  
AND CHEROKEE LANE, AND RELATED ACTIONS

=====

WHEREAS, the City Council of the City of Lodi does hereby approve the plans and specifications and authorizes advertisement for bids for the Central City Revitalization Improvement Project - Downtown and Cherokee Lane; and

WHEREAS, the City Council hereby approves the advertisement for bids for City-furnished items for the project - benches, trash receptacles, flower pots, decorative bollards and fire hydrants; and

WHEREAS, the City Council hereby approves the installation of a four-way stop at the intersection of School and Elm Streets in conjunction with the Central City Revitalization Project and hereby amends City of Lodi Traffic Resolution No. 87-163, Section 2-C "Stop Intersections"; and

WHEREAS, the City Council hereby approves the change in direction of one-way alleys east of School Street between Lodi Avenue and Locust Street to eastbound in conjunction with the Central City Revitalization Project and hereby amends City of Lodi Traffic Resolution No. 87-163, Section 1-B "One-Way Streets and Alleys".

Dated: November 20, 1996

=====

I hereby certify that Resolution No. 96-177 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 20, 1996, by the following vote:

AYES: COUNCIL MEMBERS - Davenport, Mann, Pennino, Sieglock  
and Warner (Mayor)

NOES: COUNCIL MEMBERS - None

ABSENT: COUNCIL MEMBERS - None

ABSTAIN: COUNCIL MEMBERS - None

  
JENNIFER M. PERRIN  
City Clerk

CITY COUNCIL

DAVID P. WARNER, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
RAY G. DAVENPORT  
STEPHEN J. MANN  
JACK A. SIEGLOCK

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6706  
FAX (209) 333-6710

H. DIXON FLYNN  
City Manager  
JENNIFER M. PERRIN  
City Clerk  
RANDALL A. HAYS  
City Attorney

November 14, 1996

MAILING LIST ATTACHED

SUBJECT: Plans and Specifications and Advertisement for Bids for Central City Revitalization  
Improvements Project - Downtown and Cherokee Lane, and Related Actions


Enclosed is a copy of background information on an item on the City Council  
agenda of Wednesday, November 20, 1996, at 7 p.m. The meeting will be held in the  
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council,  
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for  
the mail. Or, you may hand-deliver the letter to the City Clerk at 221 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's  
card (available at the Carnegie Forum immediately prior to the start of the meeting) and  
give it to the City Clerk. If you have any questions about communicating with the  
Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Richard Prima at  
(209) 333-6706.

  
Jack L. Ronsko  
Public Works Director

JLR/lm

Enclosure

cc: City Clerk

LODI DOWNTOWN BUSINESS ASSN  
MR MIKE LAPENTA PRES  
12 N SCHOOL ST  
LODI CA 95240

CHAMBER OF COMMERCE  
MR LES DABRITZ EXEC DIR  
P O BOX 386  
LODI CA 95241

FREEDMAN TUNG & BOTTOMLEY  
MR MICHAEL FREEDMAN  
47 KEARNEY ST STE 500  
SAN FRANCISCO CA 94108-5522

**CENTRAL CITY REVITALIZATION TASK FORCE MEMBERS**

TONY SEGALE  
SEGALE SIGNS  
204 N SACRAMENTO ST  
LODI CA 95240

JIM SCHWEICKARDT  
PACIFIC COAST PRODUCERS  
631 N CLUFF AVE  
LODI CA 95240

JOHN BORELLI  
JOHN BORELLI JEWELERS  
9 N SCHOOL ST  
LODI CA 95240

DENNIS CUNNINGHAM  
BIG O TIRES  
302 N CHEROKEE LN  
LODI CA 95240

DALE GILLESPIE  
GEWEKE FORD  
1045 S CHEROKEE LN  
LODI CA 95240

BOB JOHNSON  
DUNCAN DUNCAN & ASSOCIATES  
18826 N LWR SACTO RD  
WOODBIDGE CA 95258

ROSE MARIE MENDONCA  
ROSE MARIE REALTY  
1 N CHEROKEE LN  
LODI CA 95240

BARBARA McWILLIAMS  
POSER'S TV  
208 S SCHOOL ST  
LODI CA 95240